

## **STAFF COMMENTS: 03/10/09**

**REMINDER FOR COMMISSIONERS TO STATE THEIR NAME BEFORE SPEAKING.  
REMINDER FOR STAFF TO COME TO THE PODIUM WHEN SPEAKING.  
REMINDER TO TURN OFF ALL CELL PHONES DURING THE MEETING...**

**ITEM 1.** ::Action Item Review : Recommendation:: This is a 2<sup>nd</sup> extension on an existing gravel pit, with grandfather status. As previously reviewed, access for ingress and egress is on a County Road at 8500 North and intersects on Hwy 18. Sanitation needs are provided by a porta-potty company and water is piped to the property for dust control. The applicant will place a temporary office trailer in the proximity of the stock pile and scales area and a security light is installed near the office. Operating hours will be from 7:00 am to 5:00 pm. The number of haul trucks depend on the success of the gravel business, which may be as much as 12 trucks per day. As reviewed previously, this is located within the OST-20 zone, with mining and mineral development being conditionally approved. The General Plan suggests that provisions for reclamation of mining and mineral development areas be a part of their plan. The applicant will be invited to attend the meeting to inform the commission on the progress made. (See vicinity map, site plan and minutes enclosed)

**ITEM 2.** :: Action Item : Recommendation:: The commission should recall this extension and your previous reviews on the road conditions. This particular use was approved by BLM for a five (5) year period, with a yearly review and this is their 4<sup>rd</sup> extension. The rocks are referred to as stacking stones from a sandstone quarry. R&W Excavation remove 20 to 30 loads per year. You may recall the quarry was operated by another group for a couple of years before R & W Inc. took over. As reported previously, BLM requires a bond for reclamation and a report of yearly use, plus, prepayment of royalty fees. If extended, the commission should continue to make their recommendation subject to the requirements of the initial request, listed as follows: 1) a road bond in place in an amount (\$5,000.) suggested by the County Road Supervisor; 2) an insurance policy in the amount of one-million dollars; and 3) the trucks will not run during the time of the opening and closing of the local elementary school. There was resolve for everyone to be considerate when driving in this area, knowing that it is a dangerous road and if a driver was speeding or reckless, the owners should be notified. (See site plan and minutes included herein)

**ITEM 3.** ::Action Item : Recommendation:: This is their 2<sup>nd</sup> extension. This particular use was approved by BLM for a five (5) year period, with a yearly review. The rocks are referred to as stacking stones from a sandstone quarry. They are allowed to remove so many loads or tons per year. As reported previously, BLM requires a bond for reclamation and a report of yearly use, plus, prepayment of royalty fees. The commission should consider making the same recommendations as required of the other party using the same rock quarry, listed as follows: 1) a road bond in place in an amount (\$5,000.) suggested by the County Road Supervisor; 2) an insurance policy in the amount of one-million dollars; and 3) the trucks will not run during the time of the opening and closing of the local elementary school. There was resolve for everyone to be considerate when driving in this area, knowing that it is a dangerous road and if a driver was speeding or reckless, the owners should be notified. (See site plan and minutes included herein) The company will maintain friendly relationships with residents, and observe reasonable speeds,

and take calls of complaints and respond to them.

**ITEM 4. ::Action Item : Administrative::** This is an automatic annual review on a site plan approval within the M-1 zone based on site development standards within that zone, Chapter 11: 10-11-3 and 10-11-4: Special Provisions, Washington County Zoning Ordinance. The structure was inspected for final electrical the other day and is nearing completion. The commission should grant a 3 - 6 month extension. (See site plan and minutes included herein) Photos will be provided during the meeting presentation and the applicant will be invited to attend the meeting.

**ITEM 5. :: Action Item : Recommendation::** This is their 3<sup>rd</sup> extension. This event is sponsored by the Southwestern Utah Bicycle Touring Association. This is a 100-mile recreational bicycle ride, with approximately 250 riders. It is a part of the three-day Cactus Hugger Cycling Festival stated at 100 South Main in St. George. The first 25-miles of this ride are an out-and-back ride from Ivins City Park to Bloomington then back to Ivins Park. After a rest stop at Ivins City Park, the cyclists will ride through Kayenta to Hwy 91. At the "Y" they will ride up Utah Hill and down to the Utah-Arizona border and back. Upon returning to the "Y" the cyclists will take County Road 3184 through Gunlock to Veyo. At Veyo they will turn south on Hwy 18 returning to the stat via Snow Canyon State Park. The different communities and businesses are sponsors for the rest stop areas and their individual police departments will take care of escorts. The County Sheriffs Department should be notified of this event and the County would want to be listed as a beneficiary on the liability insurance policy. The applicant will be invited to review last years event and advise the commission of anything new this year. (See routing map, documentation and minutes included herein)

**ITEM 6. ::Action Item : Recommendation::** This is their 2<sup>nd</sup> extension for ATV and jeep wilderness tours. As reviewed previously, the applicant has been permitted through BLM for the Sand Mountain area since 2000. They have a valid Special Recreation Permit from BLM, which was recently extended for another 10 years, December 2016. The applicant is a certified ATV Safety Instructor and trained in CPR, with the Utah Emergency Medical Training Council. Mr. Clay previously submitted a pre-ride checklist, safety talk outline, and survival box contents for the commissions review. There are 9 tours ending by 8: p.m. There are approximately 6 jeep tours during the year. The applicant ha provided a letter from BLM acknowledging the staging area. The County is listed as a beneficiary on the liability insurance. (See area map and documentation included herein)

**ITEM 7. ::Action Item : Recommendation::** This item has been looked at previously as being conditionally approved within the RE-2.5 zone. The construction has finally been completed, with final occupancy being granted on February 13, 2009 by the Building Official, Kurt Gardner. The construction meets the requirements of the International Building Codes and the commission will want to consider recommending approval based on permanent status. (See site plan, elevations, and minutes included herein)

**ITEM 8. ::Action Item : Recommendation::** This is an automatic annual review, with the academy seeing many changes over the years, starting out as a 16 youth transport processing center and expanding to a 50 youth outdoor program. Then later the academy was designed as a group facility for 300, and only received approval by the Department of Environmental Quality (DEQ) for 200 youth and staff. As previously reviewed, the flow data on the system showed that

they could support the original amount requested for 300, so the applicant submitted written approval from DEQ for the increase in numbers and the planning commission recommended approval for the period of one year. The commission should be able to recommend approval, with permanent status. The applicant will be invited to attend the meeting for an update on enrollment. (See site plan, documentation, minutes included herein)

**ITEM 9. ::Action Item : Recommendation::** This item was tabled at the previous meeting due to a lack of representation. The applicant would like to operate a gravel and batch plant operation, with purchase of gravel from individual contractors. This use was initially approved in July of 2007, and the applicant did not respond to the invitations for annual review, so the Conditional Use Permit lapsed. These type of uses (mining and mineral development) are conditionally approved within the OST-20 Zone. There will be a scale house and scales located on the property. Access for haul trucks would be from the Snowfield (Ranch) Exit on I-15, with ingress and egress from an existing County or frontage road and a private easement. Sanitation and water needs for dust control will be addressed. The different site plans on phasing shows the location of crusher, stock piles and scales area. The commission should address operating hours, number of haul trucks, and provisions for reclamation of mining and mineral development. The applicant is in contact with MSHA and EPA on portable crushing and screening equipment that will be reviewed and monitored when it is in place. The commission will need to make findings. (See site plan and documentation attached) After the previous meeting, staff requested that the applicant provide historical data from the State Historical Society and locate the site provided for monumentation, whether it be on applicant's or someone else's property. ***Original transcript of The Dominguez-Escalante Journal submitted Identifier #310. describes the Saint Daniel campsite as being located about 2.4 miles north of the Pintura Interchange and 3/4 mile north of the Snowfield Interchange on Interstate 15. It is in a clearing on the west side of Ash Creek.***

**ITEM 10. ::Action Item : Recommendation::** This event is a charity ride to raise funds for Big Brothers and Sisters.. This is a 100-mile recreational bicycle ride, with approximately 300 - 400 riders. It is a one-day Tour De St. George Spring 2 event starting in St. George. They have taken care of all the community approvals. The route will impact some County roads and they will be doing a loop from St. George up Hwy. 18 to Veyo then back via the road from Veyo to Gunlock and Hwy. 91 back to St. George. There will be two sanitary facilities at each rest station. The County Sheriffs Department should be notified of this event and the County would want to be listed as a beneficiary on the liability insurance policy. (See routing map and documentation included herein)

**ITEM 11. ::Hearing : No Action::** The commission will need to open for a public hearing as referenced by State Code, whereas, notice of hearing to consider approval of a subdivision plat was sent by mail to property owners in this subdivision and within a proximity to the property as defined by local ordinance three days before the hearing (17-27a-207(1)). (See notice and map attached) ***This Item is in conjunction with Item 12 below***

**ITEM 12. ::Action Item : Recommendation::** The applicant has submitted an amended plat and public notice was given that the Washington County Land Use Authority will hold a hearing on a subdivision plat, Al Truman Subdivision Amended, to create an additional lot 7B and adjust the south lot line on lot 4, by adding the width of a 25' staff road and expanding the size of lot 7B to meet the requirement of the Zoning Ordinance 13,500 square feet. The rest of the subdivision

is to remain the same as shown of the original recorded plat. The applicant has submitted will service letters on power, phone, and water, plus a letter of septic feasibility from the Southwest Utah Public Health Department. (See copy of amended plat and documentation attached)

**ITEM 13.** ::No Action:: Staff decisions from the Land Use Authority Staff Meeting two (2) Conditional Use Permit Extension and one (1) Lot Line Adjustment. (Minutes attached)

**ITEM 14.** ::Action Item: Administrative:: Copy of minutes will be available at the meeting if not included herein.

**ITEM 15.** Action taken on Planning Items by the Washington County Commission on March 3, 2009, beginning at 4:00 p.m. NO ACTION TAKEN.

**ITEM 16.** General reporting on various topics. Any report or topic under this line item needs to be noticed, as per State Code. **Please schedule items for this agenda line item with the Land Use Authority Office no later than 10:00 a.m. on the 1st and 3rd Wednesdays of each month.**